

## Unknown

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**From:** Ronald W. Slovacek [landdevelopment@ez2.net]  
**Sent:** Monday, April 11, 2005 10:37 AM  
**To:** Andrea Spencer (andrealkc@grandecom.net)  
**Subject:** Scyene proposal-Ron-Slo Inc to LCG  
**Attachments:** Scyene proposal-Ron-Slo Inc to Article IV.doc

Andrea,

Here is the proposal for Scyene. The table is an excel spreadsheet, so you can change the per/unit amounts to add your markup. Also, change the headings and addresses.

I'll send laureland in a bit.

Ron



Scyene proposal-Ron-Slo Inc to Article IV.doc - Microsoft Word

File Edit View Insert Format Tools Table Window Help

Heading 1 Times New Roman 12 B I U

1 2 3 4 5 6 7

Dallas, Texas 75243

**Scyene proposal-Ron-Slo Inc to Article IV.doc Properties**

General Summary Statistics Contents Custom

Created: Thursday, April 07, 2005 8:50:00 PM  
 Modified: Monday, April 11, 2005 9:27:02 AM  
 Accessed: Wednesday, December 06, 2006  
 Printed: Thursday, December 09, 2004 7:45:00 PM

Last saved by: Ronald W. Slovacek  
 Revision number: 7  
 Total editing time: 5129 Minutes

Statistics:

Statistic name	Value
Pages:	3
Paragraphs:	86
Lines:	118
Words:	644
Characters:	3125
Characters (with spaces):	3742

OK Cancel

**PROPOSAL**

, and equipment to construct as an independent contractor, the

Rosemont @ Scyene Townhomes  
 Dallas, Texas  
 BGO Architects LP, Project #04174  
 Sterling Engineering, Structural Engineer, Project #222-018  
 Kintley-Horn, Civil Engineer, Project #063881034

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
per plans	207701	SQ FT	\$ 4.67	\$ 969,963.67
#3 @ 18" ocw	88490	SQ FT	\$ 2.98	\$ 263,699.60
w/#3 @ 18" ocw	117718	SQ FT	\$ 3.57	\$ 420,251.83
nt w/#3 @ 18" ocw	1397	SQ FT	\$ 4.17	\$ 5,823.41
ocw	956	SQ FT	\$ 5.36	\$ 5,124.16
walk	83100	SQ FT	\$ 2.70	\$ 224,370.00
verified)	20	EACH	\$ 265.00	\$ 5,300.00
	1	EACH	\$ 3,635.00	\$ 3,635.00
	72	LF	\$ 27.50	\$ 1,980.00
	20	EACH	\$ 245.00	\$ 4,900.00
				\$ 1,900,147.67

Sincerely,

Ronald W. Slovacek  
 President

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# RON-SLO, INC.

Wednesday, December 06, 2006

LCG Development  
13232 Fall Manor Drive  
Dallas, Texas 75243

Gentlemen:

## PROPOSAL

We propose to furnish all labor, materials, and equipment to construct as an independent contractor, the following described work:

### **DESCRIPTION AND LOCATION:**

Rosemont @ Scyene Towhhomes  
Dallas, Texas  
BGO Architects LP, Project #04174  
Sterling Engineering, Structural Engineer, Project #222-018  
Kimley-Horn, Civil Engineer, Project #063881034

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>Foundations</b>				
Construct foundations for 41 buildings as per plans	207701	SQ FT	\$ 4.67	\$ 969,963.67
<b>Paving</b>				
Parking - 5"-3600 PSI con. Pavement w/#3 @ 18" ocew	88490	SQ FT	\$ 2.98	\$ 263,699.60
Fire Lanes- 6"-3600 PSI con. Pavement w/#3 @ 18" ocew	117718	SQ FT	\$ 3.57	\$ 420,251.83
Dmpstr Pads-7"-3600 PSI con. Pavement w/#3 @ 18" ocew	1397	SQ FT	\$ 4.17	\$ 5,823.41
9"-4500 PSI con. Pavement w/#3 @ 18" ocew	956	SQ FT	\$ 5.36	\$ 5,124.16
<b>Sidewalks</b>				
Construct 4"- 3000 PSI reinforced sidewalk	83100	SQ FT	\$ 2.70	\$ 224,370.00
<b>Additional Items (per each)</b>				
Fence Column Footings (qauntity to be verified)	20	EACH	\$ 265.00	\$ 5,300.00
Monument Footings	1	EACH	\$ 3,635.00	\$ 3,635.00
Gate Track Footings	72	LF	\$ 27.50	\$ 1,980.00
Light Pole Bases (quantity to be verified)	20	EACH	\$ 245.00	
<b>Total</b>				<b>\$ 1,900,147.67</b>

Sincerely,

Ronald W. Slovacek  
President

# RON-SLO, INC.

## BID QUALIFICATIONS

Project Name: Rosemont @ Scyene Townhomes  
Dallas, Texas

- All grade beams to be trenchable with TF 300 Side boom trencher
- Concrete figured @ 3000 PSI w/ Ash
- Excludes any extended Grade Beams
- Excludes any rock excavation
- All paving figured w/ #3's @ 18" o.c.e.w. w/ Saw joints figured @ 15' o.c., w/ hot pour joint sealant.
- Expansion joints @ 90' o.c. w/ hot pour joint sealant
- Includes saw of concrete and existing approaches and C & G for new approaches only.
- Demolition and haul off by others.
- Barricades figures for 1 month for our work
- We exclude any grooved, patterned, or colored concrete
- We exclude any surveying or backfill of curbs
- We exclude any city walks (see alternate for city walk pricing)
- Light pole bases are subject to change upon quantity confirmation.
- Fence Footings are subject to change upon quantity confirmation

### **THE FOLLOWING ARE SPECIFICALLY INCLUDED FOR THE ABOVE**

- Batter boards, forms, and accessories
- Reinforcement and accessories
- Anchor Bolts furnished and installed @ 4' on center at slab perimeter (1/2" x 9")
- Concrete pumping @ building slabs only.

### **THE FOLLOWING ARE SPECIFICALLY EXCLUDED FOR THE ABOVE**

- Site walls or footings
- Extended Grade Beams @ perimeter
- Exposed aggregate
- Dirt work (sub grade to be + or - 1/10)
- Soil erosion protection
- Excavation or drilling of rock if encountered
- De-watering as a result of subsurface water
- Casing of piers
- Surveying, engineering, layout—building corners, back of curbs, and blue tops by others
- Saw cutting, demolition or haul off of existing concrete (except as noted)
- Pavers
- Concrete temperature control (heating or ice)
- Masonry reinforcing
- Masonry grouting
- Sawed control joints at foundation
- Embedded materials (anchor bolts, pipe bollards, embedded plates, angles, hold downs, etc. ) except as noted
- Testing by labs
- Permits or fees
- Performance or payment bonds
- Wet curing
- Hardeners or sealers
- Drawings for anchor bolt layout
- Removal of trash or concrete spoils from site (we will place in dumpster or designated area)
- Spoil removal off site

318A Dallas Drive/Denton/Texas/76205  
Office 940-243-0812/Fax-940-243-0945



# RON-SLO, INC.

- Backfill with select fill (offsite material)
- Backfill at back of curbs
- Soil poisoning
- PVC for electrical or landscaping sleeves
- Sweeping or washing down of pavement
- Concrete wheel stops
- Pavement markings (stripping or buttons)
- Inlets, drains, catch basins, box culverts
- Stair nosing or sleeves for rails
- Repair of existing underground if damaged
- Grouting of thresholds
- Safety railings or perimeter cables at upper floors, pits, drops, and openings
- Light weight concrete-furnish or install
- Pool decks, mechanical pads or site retaining walls
- Gate tracks (no details)
- Any item not on the Bid Schedule

## **Alternates:**

- |  |              |
|--|--------------|
| • Price per SQ FT to demo & haul off city walk         | \$2.70 SQ FT |
| • Price per SQ FT to replace city walk                 | \$3.75 SQ FT |
| • Price per LF to saw/demo & haul off of concrete curb | \$12.00 LF   |
| • Price per LF to replace concrete curb                | \$27.50 LF   |

## **Notes:**

- If retainage is held, its is to be funded 30 days after completion of each phase of our work
- Proposal to become part of contract
- All material prices only good through 7-11-05, after that time any increase in price will be paid by contractor or owner including sales tax and markup.

## Unknown

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**From:** Ronald W. Slovacek [landdevelopment@ez2.net]  
**Sent:** Monday, April 11, 2005 4:43 PM  
**To:** Andrea Spencer (andrealkc@grandecom.net)  
**Subject:** Laureland proposal-Ron-Slo Inc to LCG  
**Attachments:** Laureland proposal-Ron-Slo Inc to LCG.doc

Andrea,  
Here it is.



Laureland proposal-Ron-Slo Inc to LCG.doc - Microsoft Word

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Laureland proposal-Ron-Slo Inc to LCG.doc Properties

General Summary Statistics Contents Custom

Created: Monday, April 11, 2005 4:33:00 PM  
 Modified: Monday, April 11, 2005 3:43:12 PM  
 Accessed: Wednesday, December 06, 2006  
 Printed: Thursday, December 09, 2004 7:45:00 PM

Last saved by: Ronald W. Slovacek  
 Revision number: 2  
 Total editing time: 2 Minutes

Statistics:

Statistic name	Value
Pages:	3
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OK Cancel

PROPOSAL

is, and equipment to construct as an independent contractor, the

Rosemont @ Laureland Townhomes  
 Dallas, Texas  
 BGO Architects LP, Project #04146  
 Sterling Engineering, Structural Engineer, Project #222-024  
 Kimley-Horn, Civil Engineer, Project #063881030

ON	QUANTITY	UNIT	UNIT PRICE	AMOUNT
as per plans	207876	SQ FT	\$ 4.67	\$ 970,780.92
wt#3 @ 18" oc ew	101412	SQ FT	\$ 2.98	\$ 302,207.76
nt wt#3 @ 18" oc ew	183328	SQ FT	\$ 2.98	\$ 546,317.44
ent wt#3 @ 18" oc ew	1397	SQ FT	\$ 3.57	\$ 4,985.51
8" oc ew	2250	SQ FT	\$ 5.36	\$ 12,060.00
4" oc ew	2400	SQ FT	\$ 7.15	\$ 17,160.00
walk	0	SQ FT	\$ 2.70	\$ -
as verified)	0	EACH	\$ 265.00	\$ -
	0	EACH	\$ 3,635.00	\$ -
	0	LF	\$ 27.50	\$ -
	0	EACH	\$ 245.00	\$ -
<b>Total</b>				\$ 1,853,511.63

Sincerely,

Page 1 Sec 1 1/3 At 2.3" Ln 9 Col 15 REG TRK EXT DVR

Start Sent Items - Mic... 061126\_2042 (E:) Adobe Reader -... Laureland prop... Laureland pro... 9:33 AM



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9"-4500 PSI con. Pavement w/#3 @ 18" ocew	2250	SQ FT	\$ 5.36	\$ 12,060.00
10"-5000 PSI con Pavement w/#4 @ 24"j ocew	2400	SQ FT	\$ 7.15	\$ 17,160.00
<b>Sidewalks</b>				
Construct 4"- 3000 PSI reinforced sidewalk	0	SQ FT	\$ 2.70	\$ -
<b>Additional Items (per each)</b>				
Fence Column Footings (qauntity to be verified)	0	EACH	\$ 265.00	\$ -
Monument Footings	0	EACH	\$ 3,635.00	\$ -
Gate Track Footings	0	LF	\$ 27.50	\$ -
Light Pole Bases (quantity to be verified)	0	EACH	\$ 245.00	\$ -
<b>Total</b>				<b>\$ 1,853,511.63</b>

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Ronald W. Slovacek  
President

318A Dallas Drive/Denton/Texas/76205  
Office 940-243-0812/Fax-940-243-0945



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# RON-SLO, INC.

- Drawings for anchor bolt layout
- Removal of trash or concrete spoils from site (we will place in dumpster or designated area)
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- Sweeping or washing down of pavement
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- Pavement markings (stripping or buttons)
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- Repair of existing underground if damaged
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